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INTERNATIONAL REAL ESTATE



5 RUS-IN-URBE

Glenageary Road Lower, Glenageary, Co. Dublin

BER EXEMPT

5 RUS-IN-URBE, GLENAGEARY ROAD LOWER, GLENAGEARY, CO. DUBLIN



5 RUS IN URBE IS A TRULY CHARMING SEMI-DETACHED, GEORGIAN FAMILY HOME CIRCA 1840, FEATURING ELEGANT LONG SASH WINDOWS AND ADORNED WITH A WISTERIA CREEPER ON ITS FAÇADE. SET BACK MORE THAN 100 FEET FROM GLENAGEARY ROAD LOWER, THIS PROPERTY EXUDES A WONDERFUL SENSE OF SERENITY. THE TERM “RUS IN URBE” WAS COINED BY THE ROMAN AUTHOR MARTIAL, MEANING “THE COUNTRYSIDE IN THE CITY.” FROM THE MOMENT YOU STEP INTO THE FRONT GARDEN OF NUMBER FIVE, YOU ARE TRANSPORTED TO A TRANQUIL AND PICTURESQUE SETTING WHERE THE UNIQUE CHARM OF THE SPACE IMMEDIATELY CAPTURES YOUR ATTENTION. IT IS THOUGHTFULLY LANDSCAPED, OFFERING PARKING FOR UP TO THREE CARS, A LUSH LAWN AREA SURROUNDED BY MATURE GREENERY, AND A GRAVEL PATHWAY LEADING TO THE FRONT DOOR. THE ACCOMMODATION IS ARRANGED OVER TWO FLOORS AND EXTENDS TO APPROXIMATELY 235 SQ_M / 2,530 SQ_FT. THE PROPERTY HAS BEEN LOVINGLY CARED FOR BY THE CURRENT OWNER FOR OVER 40 YEARS AND OFFERS THE PERFECT BALANCE BETWEEN BEDROOM AND LIVING SPACES, IT IS CERTAIN TO APPEAL TO THOSE SEEKING A HOME THAT WILL CATER TO THE GROWING FAMILY’S NEEDS.



For Sale by Private Treaty

Floor Area: 303sq.m / 3261sq.ft

BER: Exempt

SPECIAL FEATURES

- Attractive, semi-detached period home set more than 100 ft back from Glenageary Road Lower
- Magnificent landscaped, mature gardens with a truly Mediterranean feel
- Period features to include fireplaces, sash windows with working shutters, ceiling coving, original doors and flooring
- Renovated coach house currently in use as a studio with shower room
- Strolling distance to Glashule village & Dun Laoghaire town centre
- People's Park, the seafront and Glenageary DART station all close by

DESCRIPTION

The entrance features a fan light and sidelights that radiate the hallway with abundant natural light. The quintessential 19th century drawing rooms overlooks the front garden and features two sash windows with working shutters and a detailed timber fireplace. Folding double doors with attractive architrave leads to the dining room with a similar matching feature fireplace. French doors open to the courtyard giving the first glance and sense of what awaits externally. Off the entrance hall is a guest WC and at the end of the hallway is a lobby with access to a Wet room and a door opening to the kitchen / breakfast room. The country style kitchen is undoubtedly the heart of this home, the original quarry tiled floors blend beautifully with the bespoke cabinetry painted in Farrow & Ball, Hardwicke White. There is plenty of storage space and the double larder cupboards with bi-fold doors are sure to impress as will the large AGA. Two sets of Venetian double doors open out to the courtyard with an attractive raised pond and the soothing sound of water trickling from the water feature completes this attractive setting. Off the kitchen is the garden room.

The staircase with mahogany handrail sweeps up to the galleried landing. To the front of the house is a large single bedroom and the principal bedroom with wall-to-wall wardrobes which has the benefit of a luxuriously appointed ensuite bathroom. There are two additional double bedrooms and a bathroom on the first-floor return.

At the end of the garden is an original coach house which has been renovated and is currently used as a studio with a wood burning stove and shower room. There is access from here to the vehicular laneway to the side of the property.

The gardens surrounding number five are truly a sight to behold. The owner, an avid gardener, has cultivated a stunning oasis. In the rear garden, one feels transported to the serene landscapes of the South of France, with its charming layout. The area features beautiful Tumbled Yellow Limestone paving, complete with seating spots designed to bask in the shifting sunlight. Lush flower beds are thoughtfully arranged to offer vibrant colors and visual interest throughout the year, showcasing a delightful mix of agapanthus in shades of white, light blue, and deep blue, along with elegant wisteria, olive trees, and a fig tree that bears fruit in August. At the heart of this enchanting garden, a spiral topiary is surrounded by four neatly trimmed box hedges, creating a focal point that enhances the garden's beauty.

Rus in Urbe, Glenageary Road Lower enjoys a prime and sought-after location within strolling distance of an extensive array of shopping facilities in Dun Laoghaire and Glashule village where a choice of cafés, delicatessens and specialist shops are to be found. The seafront which offers a range of maritime activities and the People's Park with its ever-popular market is a buzz of activity every Sunday are also just a few minutes' walk away. An excellent selection of some of south county Dublin's most highly regarded schools are close by. School admission policies are subject to change and should be verified. The area is well serviced by public transport links to include the Dart at Glenageary and Dublin Bus routes providing swift and easy transport to and from the city centre.

ACCOMMODATION

Entrance hall: Ceiling coving and centre rose, original stripped and polished timber floor. Under stairs storage cupboard. Door to:

Drawing room: Ceiling coving, centre rose, feature fireplace with ornate timber fire surround with exposed brick inset and standalone cast iron grate, original stripped and polished timber floor, two large six over six sash windows with working shutters overlooking the picturesque front garden, archway with detailed timber architrave and folding doors leading to the interconnecting:

Dining room: Ceiling coving, centre rose, feature fireplace with timber surround, exposed brick inset with standalone grate and brass trim, original stripped and polished timber floorboards, French doors with timber architrave and working shutters open out to the courtyard.

Guest WC: Tiled floor, WC, wash hand basin inset in vanity unit, fitted bookshelves.

Inner lobby: Hot press

Wet room: Fully tiled walls and floor, walk in wet area, heated towel rail.

Kitchen/breakfast room: Quarry tiled floor, large aga with hot plates, brick exposed chimney breast, range of bespoke wall and floor mounted timber units painted in Farrow & Ball Hardwicke White with feature double larder cupboards, Siemens electric hob, granite countertop and splashback, inset sink unit. Two sets of Venetian double doors open out to the courtyard.

Garden room: Dual aspect, overlooking the rear garden with French doors providing access to the garden, quarry tiled floor, door to utility area housing the gas fired central heating boiler and plumbed for a washing machine..

Bedroom 5: Large sash window with working shutters overlooking the front garden, ceiling coving, stripped and polished timber floor.

Main bedroom: 2 picture windows with working shutters overlooking the front garden, ceiling coving, centre rose, white marble veined fireplace, wall to wall built in wardrobes. Door to:

Ensuite bathroom: Stained glass window, slipper bath, wash hand basin inset in vanity unit with mirror and light over, WC, tiled floor and partly tiled walls, ceiling coving, picture rail, recessed lighting.

Bedroom 2: Picture window with working shutters overlooking the rear garden, ceiling coving, picture rail.

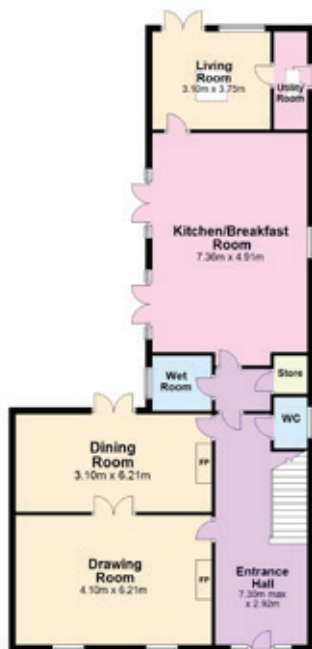
Bedroom 3: Overlooking the courtyard, overhead storage cupboards.

Bedroom 4: Overlooking the courtyard, hot press, overhead storage cupboards.

Bathroom: Overlooking the rear garden, step in bath with tiled surround, wash hand basin inset in vanity unit with tiled splashback, WC, tiled floor.







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